



28 Royal Mews, Station Road, Ashby de la Zouch, LE65 2GJ

HOWKINS &
HARRISON

28 Royal Mews,
Ashby de la Zouch,
Leicestershire, LE65 2GJ

Guide Price: £140,000

'City centre' living in the heart of this popular market town. Royal Mews is a luxurious well appointed town centre apartment development with secure gated access. Occupying a prime location within easy walking distance of all local amenities and facilities. Safe and secure this first floor apartment enjoys an open plan living kitchen, generous double, bathroom and cloakroom storage. The building also has the added benefit of communal hallways, landings with both staircase and lift access to all levels.

Externally there is secure designated parking and ample visitor bays alongside communal grounds.

Features

- Town centre apartment
- First floor accommodation
- Generous living space with integrated appliances
- Good sized double bedroom
- Secure off street parking
- Walking distance to the town centre
- No upward chain



Location

The historic market town of Ashby de la Zouch has links back to Roman times. Historically the town was dominated by the 12th century manor house, eventually becoming a 15th century castle belonging to the Hastings family. Today this is a thriving community on the north side of the A42 dual carriageway, with excellent road links south-west via the M42 to Birmingham and Birmingham International Airport, or north-east to the M1 motorway corridor with East Midland conurbations beyond and Nottingham East Midland Airport at Castle Donington.

The town boasts high street brand shops, many independent traders, boutiques and coffee shops. Located adjacent to primary access links further amenities include supermarkets including M & S Simply Food. Popular schooling includes five primary schools, secondaries include Ivanhoe School and, Ashby School with associated sixth form.



Accommodation Details

The internal landing connects to the individual apartment located on the first floor. The apartment doorway leads directly into the entrance hall with cloakroom cupboard, a door to the right opens into the open plan living accommodation whilst a fitted kitchen area benefits from a range of units arranged in a horseshoe configuration having integrated appliances including a washing machine, fridge, freezer, oven and hob. To complete there is a separate double bedroom serviced by three piece bathroom/WC with contemporary white fittings including shower unit and bath.

Outside and Communal Areas

Outside, within the communal gardens and grounds there are designated secure off street private parking bays together with ample visitor and disabled spaces, access to a communal bike store and maturing landscaped grounds leading onto Station Road and town centre amenities.

Tenure & Possession

The property is leasehold with vacant possession being given on completion. We are advised that there is currently 108 years left on the lease.

Additional Charges as at Mar 2025

Service Charge - £1193.54 pa

Ground Rent and Maintenance - £295.40 pa

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

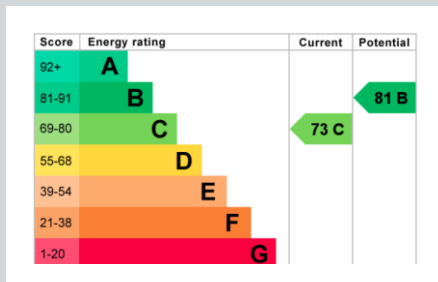
None of the services have been tested. We are advised that mains water, drainage gas and electricity are connected to the property. The heating systems is powered by electricity and broadband is not currently connected to this apartment.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - A



Howkins & Harrison

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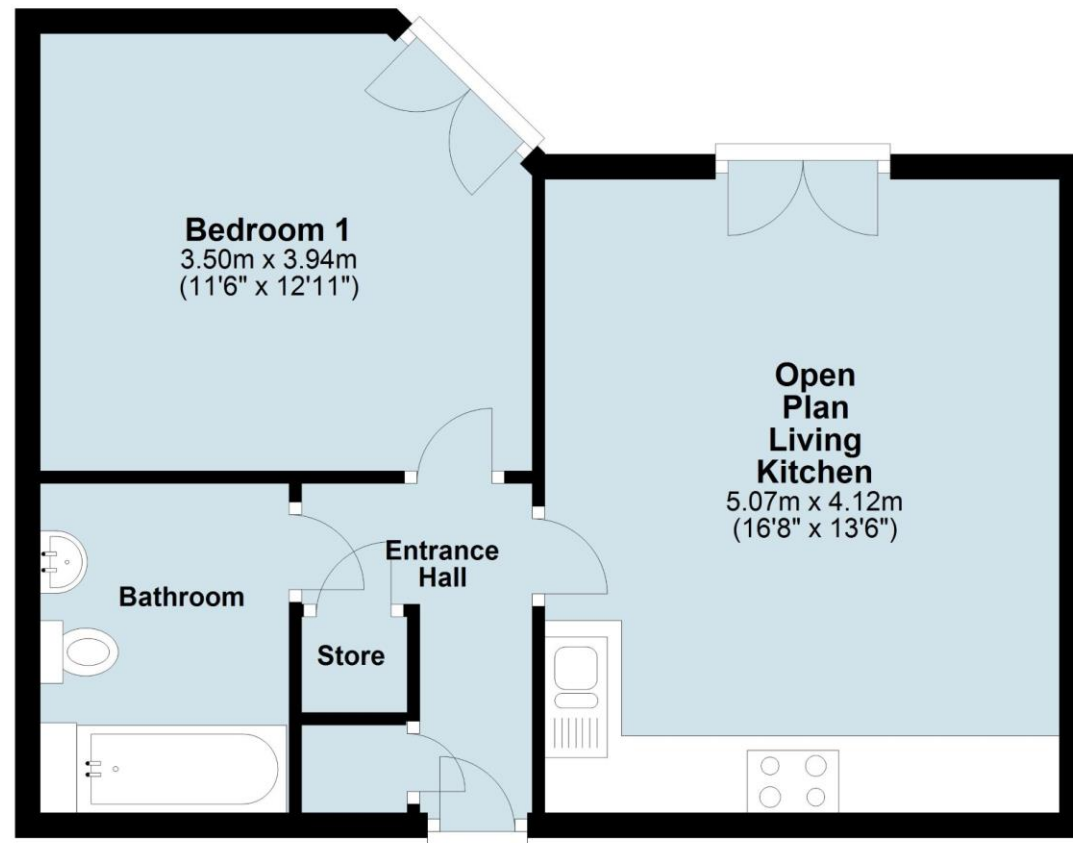


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First Floor



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.